




McEwan Fraser Legal
Solicitors & Estate Agents
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19 Links View
LINKSFIELD ROAD, ABERDEEN, ABERDEENSHIRE, AB24 5RG

ABERDEEN

ABERDEENSHIRE, AB24 5RG

“ ... PROVIDING ALL THE AMENITIES ONE WOULD EXPECT WITH MODERN-DAY CITY LIVING ... ”

19 Links View Aberdeen is located to the north of Aberdeen city centre within a modern and desirable residential area, minutes from a main arterial route making all parts of the city easily accessible.

Aberdeen University Campus the Sports Village with recently open Aquatics Centre are within walking Distance. You are just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy, you also have some superb recreational and leisure facilities all within easy reach and a list of activities for the outdoor enthusiast.

The property and area are well served with local shops and great local public transport facilities. With the city offering further excellent bus and rail service, national and international flights being provided from Dyce Airport. The main East Coast Rail network operates through Aberdeen providing a link to the central belt, the south and beyond, and west to the city of Inverness. Aberdeen University and Aberdeen city centre are close by. The fantastic beach and the Beach Boulevard are within walking distance from this fantastic property.





19 LINKS VIEW

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Forming part of a much sought after modern development, a fantastic opportunity to purchase an exceptionally spacious two bedroom second floor flat, presented to the market in an immaculate walk-in condition.

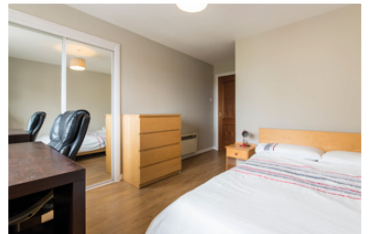
19 Links View enjoys the conveniences of a security entry system, gated residents car parking with a factor being appointed for the upkeep of the communal grounds, internal areas and includes the Buildings Insurance.

This spacious well-presented property has been maintained to an exceptionally high standard boasting many features with fresh neutral décor throughout. The property consists of a spacious lounge with bay window, dining kitchen with multiple wall and base mounted units, two double bedrooms with built-in wardrobes, a recently completed modern shower room, and ample storage cupboards throughout the property.

Offering bright, generous sized accommodation, with wooden double glazing and electric storage heating throughout. With its fantastic location, this property would suit the student, a professional couple or a fantastic buy-to-let investment. Early viewing is highly recommended you will not be disappointed.

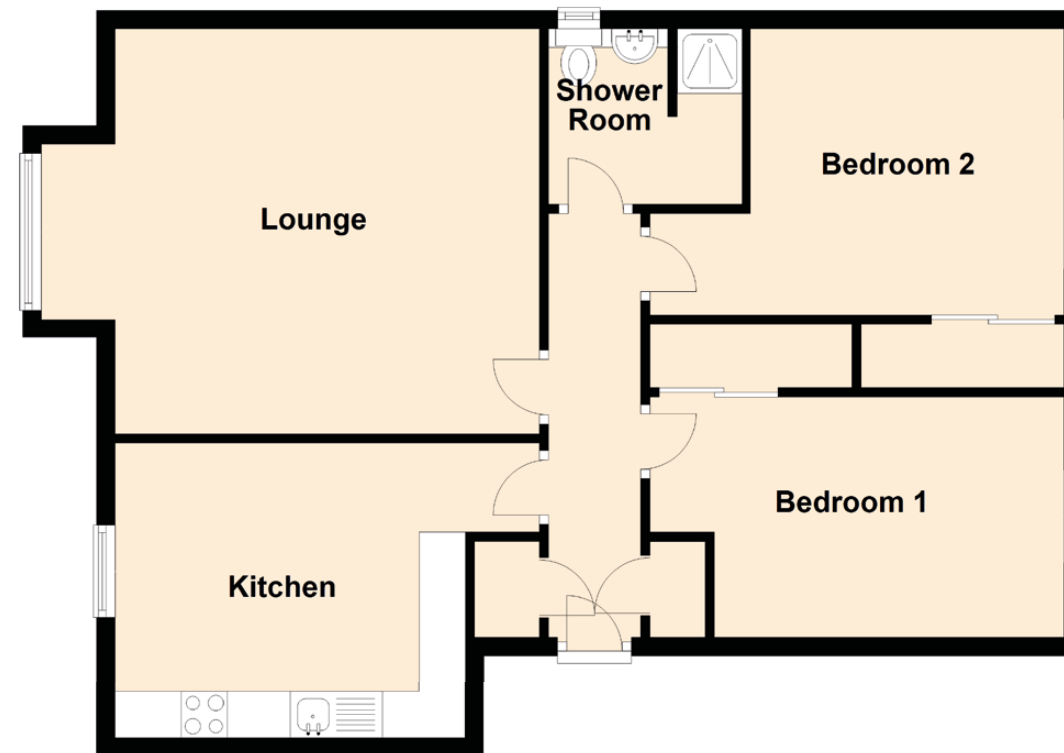
Gated resident car parking and visitor car parking is available.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.40m (17'9") x 4.40m (14'5")
Kitchen	4.60m (15'1") x 3.20m (10'6")
Bedroom 1	4.50m (14'9") x 2.60m (8'6")
Bedroom 2	4.50m (14'9") x 3.10m (10'2")
Shower Room	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 74m² | EPC Rating: D

Extras (Included in the sale): The property will be sold inclusive of all fitted floor coverings, curtains/blinds and light fittings. Other soft furnishings and electrical items are available by separate negotiation.

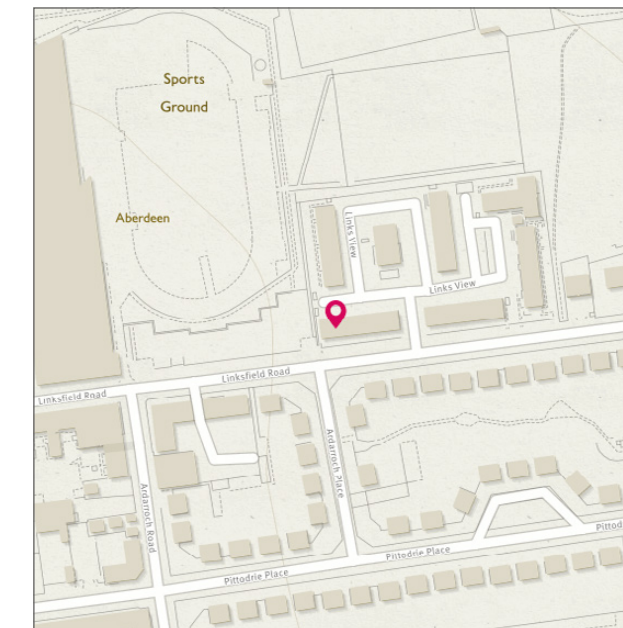


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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Text and description
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Photographer



Layout graphics and design
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